

# PLANNING COMMISSION REPORT



MEETING DATE: November 10, 2004      ITEM No. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT      **First National Bank Headquarters - 19-ZN-2004**

REQUEST      Request to amend the building height for a portion of a Planned Community Development District (PCD) on a 16.6 +/- acre parcel located at 17600 N Perimeter Drive with Industrial Park, Planned Community Development District (I-1 PCD) zoning.

### Key Items for Consideration:

- The request will amend the Planned Community Development (PCD) standards of Perimeter Center for the subject property to permit an increase in the allowed building height.
- The elevated level of the freeway through this area helps reduce building mass and maintain mountain views.
- Perimeter Center is a major business and commerce center.
- The nearest residence is located over 1,100 feet to the northwest.
- There has been neighborhood interest in this request.

### Related Policies, References:

The Perimeter Center PCD and associated I-1 and C-2 zoning was created by cases 10-ZN-1986 and 11-ZN-1988.

OWNER      First National Bank Headquarters LLC

APPLICANT CONTACT      John Berry  
Beus Gilbert P L L C  
480-429-3103



BACKGROUND

### Zoning.

The site is zoned Planned Community Development with an Industrial Park comparable zoning (I-1 PCD). The Industrial zoning district allows for office and medical office uses as well as manufacturing, storage and warehouse and related uses. The Perimeter Center PCD and I-1 and C-2 zoning were established by Cases 11-ZN-1986 and 10-ZN-1988 in 1986 and 1988, to provide for overall consistent planning and design standards for the 240-acre site, including development criteria, circulation, drainage, open space and community design policies as part of a large master planned area.

### General Plan.

The General Plan Land Use Element designates the property as Employment

Core with the Regional Use Overlay. The Employment category provides for industrial, commercial and office uses providing a source of employment, commerce and economic activity to serve the surrounding area and community. This category contains transportation and infrastructure capacities designed to accommodate those uses and, are located near locations where employee base is situated. The Regional Use Overlay designated the freeway corridor in this area as a major mixed-use employment, service and civic core of regional significance.

**Context.**

This 16-acre site is located in Perimeter Center on the inside curve of the 101 Pima Freeway, and is surrounded by streets and office buildings. The surrounding property zoning mostly includes Industrial Park (I-1 PCD) District, with Central Commercial (C-2 PCD) to the southeast and Planned Commerce Park (PCP PCD) to the northwest.

The area along the freeway corridor contains a variety of building heights ranging from about 60 feet at Scottsdale Road to about 36 feet with mechanical screening to 42 feet at McDowell Mountain Business Park. The nearby PCP PCD District allows building heights up to 56 feet, and the nearby Crossroads East allows 42-foot building heights. A concurrent request for increased building height in Perimeter Center (Case 18-ZN-2004, Phase II Corporate Enhancement, requesting a height up to 56 feet) is also being considered to the east of this site (at the northeast corner of Anderson Drive and Hartford Drive).

The nearest residence is located over 1,100 feet to the northwest. There currently exists a building on the site that reaches 50 feet 7 inches, which is measuring to the top of the mechanical screening.

**APPLICANT'S  
PROPOSAL****Goal/Purpose of Request.**

The purpose of the request is to amend the Perimeter Center, Planned Community Development (PCD) standards for the subject property to permit an increase in the allowed building height from 36 feet to approximately 51 feet plus mechanical screening. The amended standards will allow development of a 4-story building located south of an existing office building that is approximately 50 feet tall (36 feet allowed by I-1 standards, plus mechanical screening).

The applicant states that the additional height will produce a smaller building footprint to allow more landscaping on the site, and that the compact vertical building design helps minimize impacts on views for buildings surrounding the property.

**Development information.**

- *Parcel Size:* 16.6 acres
- *Existing Building Height:* 36 feet  
50'-7", incl. mechanical screening
- *Proposed New Building Height:* 50'-7"  
58'-7", incl. mechanical screening
- *Existing Building Floor Area:* 140,000 sq.ft.
- *Proposed Building Floor Area:* 84,000 sq.ft.

## IMPACT ANALYSIS

**Traffic.**

The site is located on the northwest corner of the intersection of Perimeter Drive and Princess Drive, just west of the Pima/Princess interchange on the 101 Freeway. The Perimeter Drive and Princess Drive intersection is signalized. The unsignalized intersection of Princess Drive and Pacesetter Way also provides primary site access.

The existing building on the site has 128,000 leasable square feet, only 30,000 of which is currently occupied. The proposed building will add another 80,000 square feet of leasable area. The estimated trip generation from the total 208,000 square feet of leasable area is 2,964 daily trips.

Olsson Associates prepared a traffic study for the proposed development. The traffic study indicates that the street system in the vicinity of the site, and the intersections adjacent to the site will perform at acceptable levels of service with the addition of the site-generated traffic.

Site access is provided by four existing driveways, two on Perimeter Drive and two on Pacesetter Way. The proposed development plan associated with the request to amend the building height will not modify these existing access points. The proposed increase in building height does not result in an increase in the overall building area allowed on the site; therefore, site-generated traffic will not increase with this request.

**Economic Vitality Comments**

The City's Economic Vitality Department supports the increased building height in this area. The Perimeter Center is a commercial/industrial business park that will support the higher economic values associated with the increased building height and intensity of land use. The reasonable increase of building height and land use intensity is appropriate within the Perimeter Center and helps to maintain the competitiveness of this area in comparison to alternative available development sites situated in surrounding communities. A key benefit in establishing greater building height is that it will allow increased ceiling heights that are necessary to accommodate the technology associated with today's "smart" buildings. This is very important in maintaining the competitive position of the Perimeter Center. A substantial demand exists for commercial space and building sites of this type at the Perimeter Center. The availability of professional office space and especially "smart" buildings space will help to temper the demand for commercial development outside of this area. Perimeter Center is designed to accommodate this level of commercial development and separated from residential areas. Economic Vitality favors the increase in allowable building height that is appropriate to the economic value inherent with this commercial area.

**Airport Vicinity.**

This property is located within the Airport noise influence area and is subject to Aviation easement compliance. The additional height requested will not interfere with airport approach slopes.

**Floor Area and Parking.**

The proposed increase in building height does not affect the overall building area allowed on the site, and there is sufficient parking provided on site to serve the existing and proposed buildings.

**Water/Sewer.**

Water and sewer facilities containing sufficient capacities for the use are available in the streets adjacent to the site.

**Fire.**

Rural Metro has reviewed the plan and has approved the proposal with respect to fire access and emergency apparatus turning movements.

**Open space.**

Adequate open space will be provided on the site with respect to the increased building height and related increase in open space requirements.

**Community Involvement.**

Surrounding property owners have been notified of this request, the site has been posted, and the applicant held two neighborhood meetings regarding this request. Early in the process and prior to neighborhood meetings, City staff received several comments in opposition to the proposed height increase. Most of the concerns were from the residential neighborhood to the northwest, citing concerns of obstructed mountain views and precedent setting. After neighborhood meetings were held, the applicant received numerous signed statements of no opposition as well as concerns about this application setting a building height precedent. There are two comments in opposition since, citing general concerns over taller buildings. One of the opponents is the Coalition of Pinnacle Peak, and another is from a Perimeter Center property owner at 8388 Hartford Drive (which is located approximately 700 feet south of this property). (See Attachment #7 for Citizen Involvement)

**Community Impact.**

Amended standards are intended to produce a living environment, landscape quality, and life-style superior to that produced by existing standards. Additional landscaping is also proposed as a result of a taller building. The elevated freeway helps reduce the apparent building mass gained by the requested 15-foot increase in building height. Views of the McDowell Mountains from the freeway and areas to the east will be maintained, and residential development is not located within close proximity to this site. The proposed building height will not impact traffic or other services, and is not anticipated to be out of context with this area. The increased building height will provide greater economic use of the site at the Perimeter Center, which is a business and commerce center for the area.

**Policy Implications.**

Existing buildings in the area are primarily 1, 2 and 3 stories, with heights generally up to 36 feet. The Perimeter Center may be considered an area that can support increased building height, as it is a business and commerce center generally located away from residential development and located within the inside loop of the 101 Pima Freeway. The increased height may create

identification and visibility of the Perimeter Center's employment core from the elevated freeway. The elevated level of the freeway (20+ feet) through this area helps to reduce the building mass and maintain view of the McDowell Mountains from the Freeway and areas located to the east. The increased building height will provide greater economic use of the site.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE  
DEPT(S)

**Planning and Development Services Department**  
Current Planning Services

STAFF CONTACT(S)

Tim Curtis  
Project Coordination Manager  
480-312-4210  
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

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Tim Curtis  
Report Author

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Kurt Jones, AICP  
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Site Plan

## **PROJECT NARRATIVE**

The First National Bank of Arizona property is located at the northwest corner of Perimeter Drive and Princess Drive. The subject parcel was rezoned as part of the State Land property known as Core South (1,292 acres) by Case # 11-Z-86. At that time, the subject parcel was part of Parcel 16 rezoned from R1-35 to I-1 P.C.D. (Planned Community District). Accordingly, this property is subject to the property development standards of the I-1 zoning district.

Property development standards may be modified in a P.C.D. pursuant to Section 5.2102 of the Zoning Ordinance. The application is to be accompanied by a written narrative and graphic materials that illustrate the conditions that the modified standards will produce to enable the Planning Commission and City Council to make the determination that the modification will produce a living environment, landscape quality, and life-style superior to that produced by existing standards. This narrative has been prepared to address this requirement.

The applicant proposes to build a four-story high office building (plus minimal mechanical screening) at 84,000 sf of gross floor area, immediately south of the existing Bank of Arizona. All parking will be surface parking.

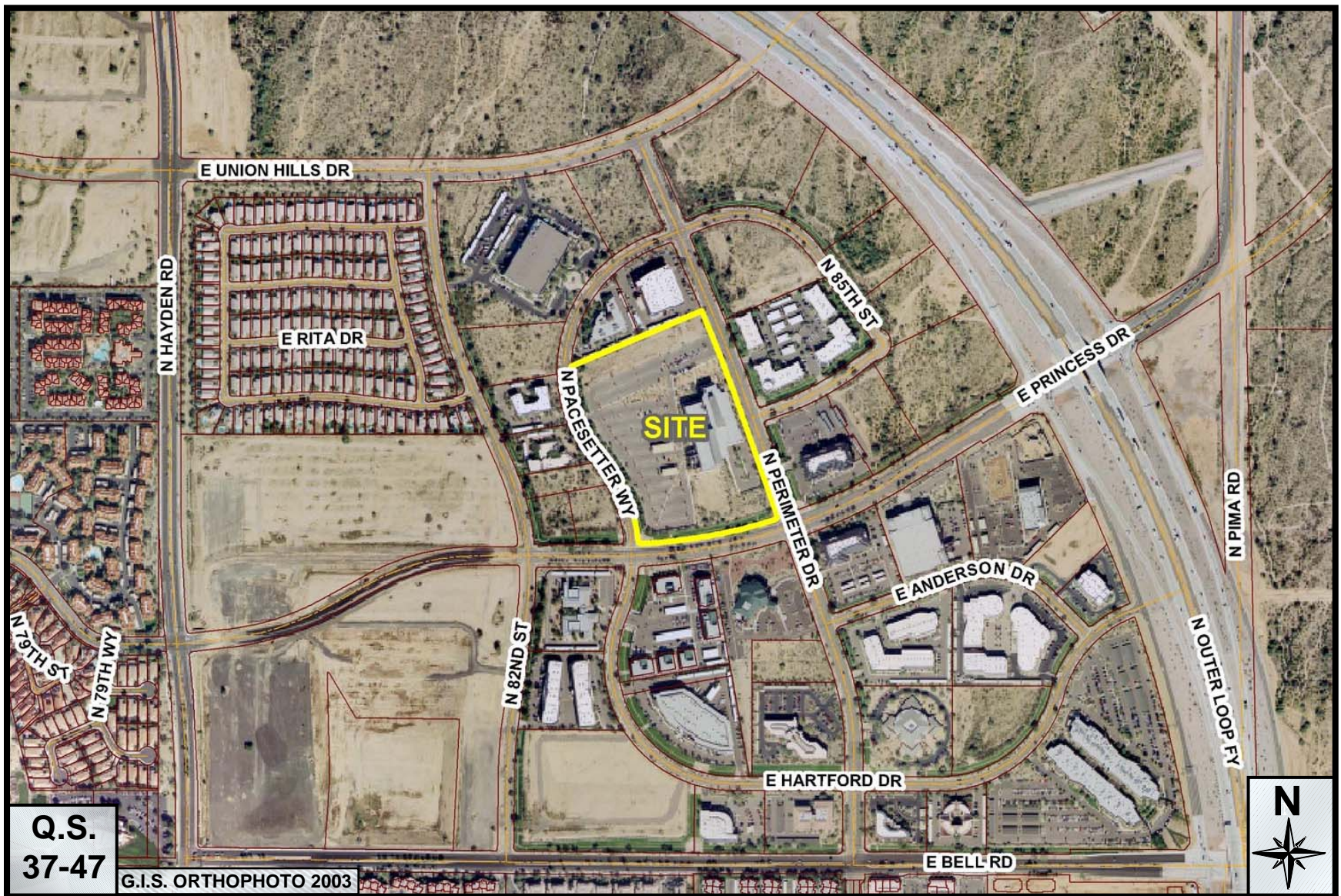
This proposed second phase of site development was envisioned at the time of Development Review Board approval for the existing office building and its associated parking. The staff report for Case 195-DR-97 stated that the proposal consisted of a 140,800 sf office building and associated parking with the ability for future building and parking expansion on site.

The site accommodates the proposed building by producing significantly more landscaping than typically required. Required parking lot landscaping is required at 15% whereas the project will produce 24.3%. This additional landscaping is made possible because the additional building height results in more compact building envelope, thereby allowing for more landscaped area. The same 4-story, 84,000 sq.ft. building, built at the existing 36' height limitation, would minimize the ability to provide this additional landscaping. The more compact vertical massing of the building also minimizes the impact on views for buildings immediately south and west of the subject property. At the same time, view studies completed by the project architect confirm that the proposed building is virtually invisible to residents of the closest residential neighborhood, factoring in existing and approved development. For these reasons, we have concluded that the proposed building with the height standard modification will produce a living environment, landscape quality, and life-style superior to that produced by the existing 36' height limitation.

The Perimeter Center business park is part of the area designated under the General Plan for Regional Uses. This designation anticipates the development of corporate offices serving a regional market, implementing current economic development policies to enhance the employment core and the City's attractiveness to regional markets. In keeping with the site's strategic location with freeway access, the proposed height modification will add two important benefits to Scottsdale's competitiveness in this employment core. It will provide a visibility where this portion of the raised freeway corridor minimizes the impact of building height and the

additional height (but not stories) will provide the now minimum floor-to-floor height of 14 ft. to accommodate “smart building” infrastructure.





First National Bank Headquarters

19-ZN-2004

ATTACHMENT #2





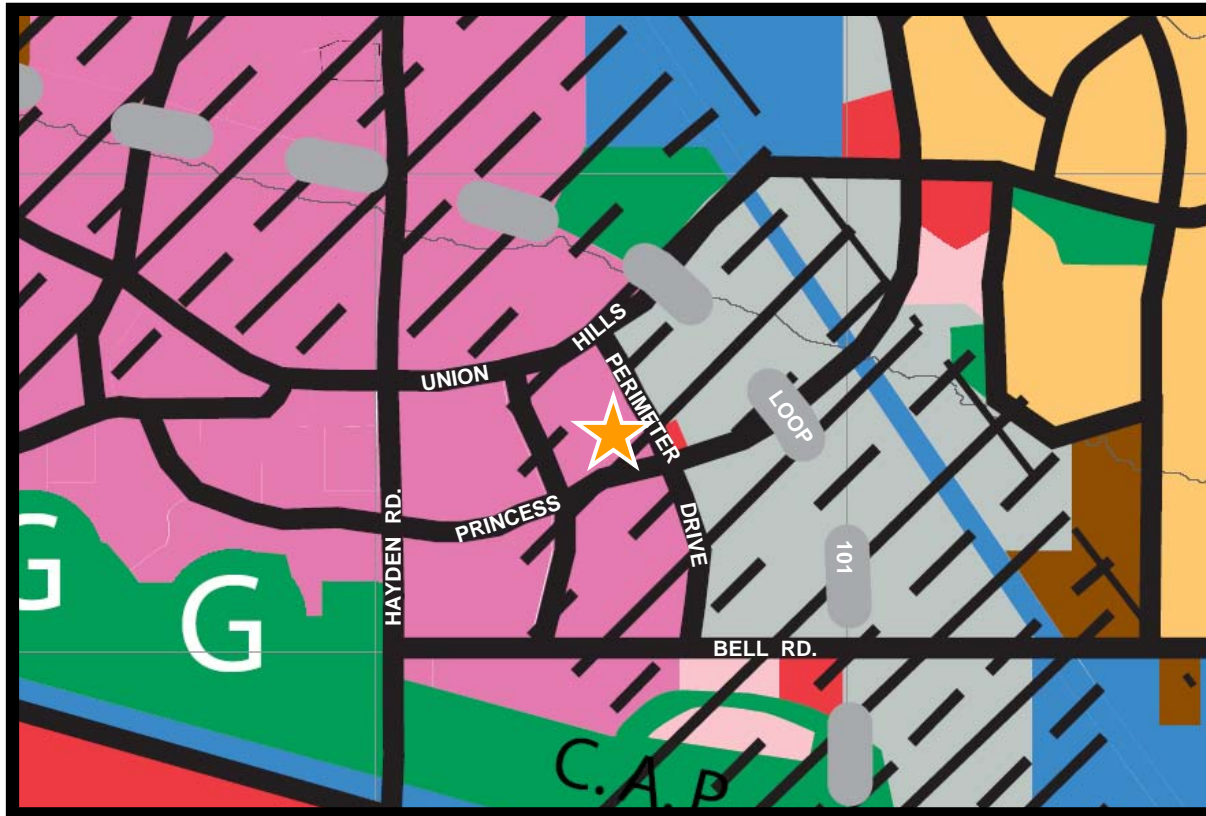
First National Bank Headquarters

19-ZN-2004

ATTACHMENT #2A

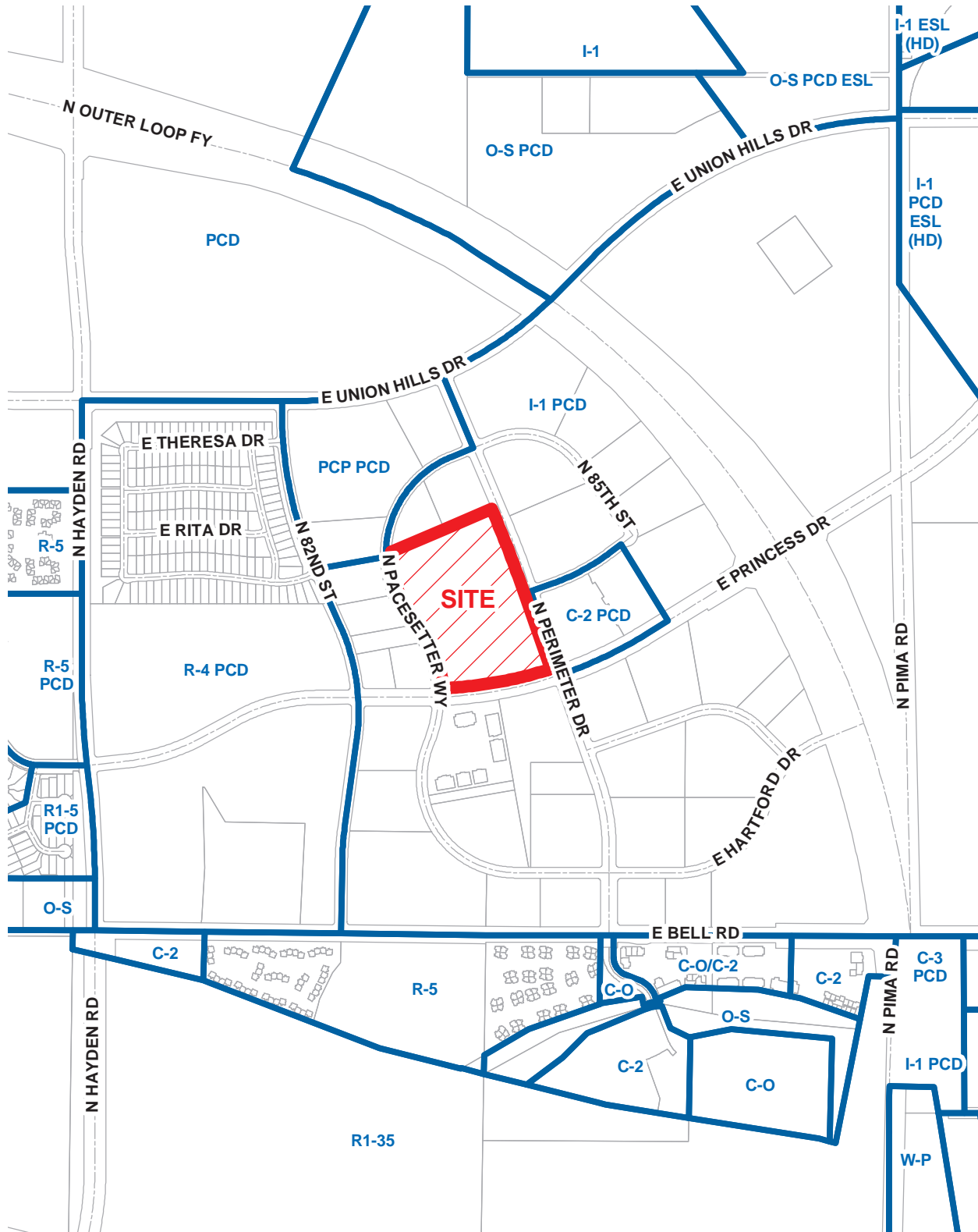


# General Plan (Existing)



**19-ZN-2004**  
ATTACHMENT #3

Adopted by City Council October 30, 2001  
Ratified by Scottsdale voters March 12, 2002  
revised to show McDowell Sonoran Preserve as of August 2003  
Revised to reflect Case 4-GP-2002, adopted by City Council October 29, 2002



19-ZN-2004

ATTACHMENT #4



## **STIPULATIONS FOR CASE 19-ZN-2004**

### **PLANNING/ DEVELOPMENT**

1. **CONFORMANCE TO PLANS.** Building location and massing shall conform to the site plan and elevations submitted by DFD Cornoyer Hedrick with a revised dated 10/14/04. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **PREVIOUS APPROVALS.** Except as amended by stipulations herein for the subject property, all other parcels stipulations associated with cases 11-ZN-1986 and 10-ZN-88 shall continue to apply or they shall be governed by the most recently approved cases and stipulations for each respective parcel.
3. **MAXIMUM BUILDING HEIGHT.** The maximum building height for this new building shall be fifty feet seven inches (50' - 7"), with mechanical screening up to fifty-eight feet seven inches (58' - 7") limited to Zoning Ordinance Section 7.100. Building height shall be measured from the benchmark elevation as established by the City's Flood Plain Administrator. Additional building height for this building, or for increases in allowable height for other buildings (above 36 feet), will require subsequent public hearings before the Planning Commission and City Council.
4. **BUILDING SETBACK.** The building exceeding thirty-six (36) feet in height shall be setback from 83<sup>rd</sup> Street a minimum of three hundred feet (300').
5. **AIRPORT PROXIMITY.** With final plans submittal, the applicant shall submit documentation approved by the Airport Director or designee for an aviation easement and noise disclosure.

## **ADDITIONAL INFORMATION FOR CASE 19-ZN-2004**

### **PLANNING/DEVELOPMENT**

1. **DEVELOPMENT REVIEW BOARD APPROVAL.** Conceptual site plan and elevations shall be subject to subsequent Development Review Board (DRB) approval for review of scale, massing, design and use of colors and materials. Preliminary elevations submitted by the applicant are not approved as part of this zoning case and must be revised and resubmitted as part of the DRB public hearing process. The City Council directs the Development Review Board's attention to:
  - a. Scale, massing, design and use of colors and material of the building,
  - b. Site wall design,
  - c. Buffering along adjacent streets and parkways,
  - d. Landscaping.
2. **OPEN SPACE REQUIREMENT.** The open space requirement for the site shall be based on the height of the tallest building on the site, for the entire lot, in accordance with the Industrial Park (I-1) District of the Zoning Ordinance.

### **ENGINEERING**

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or services to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

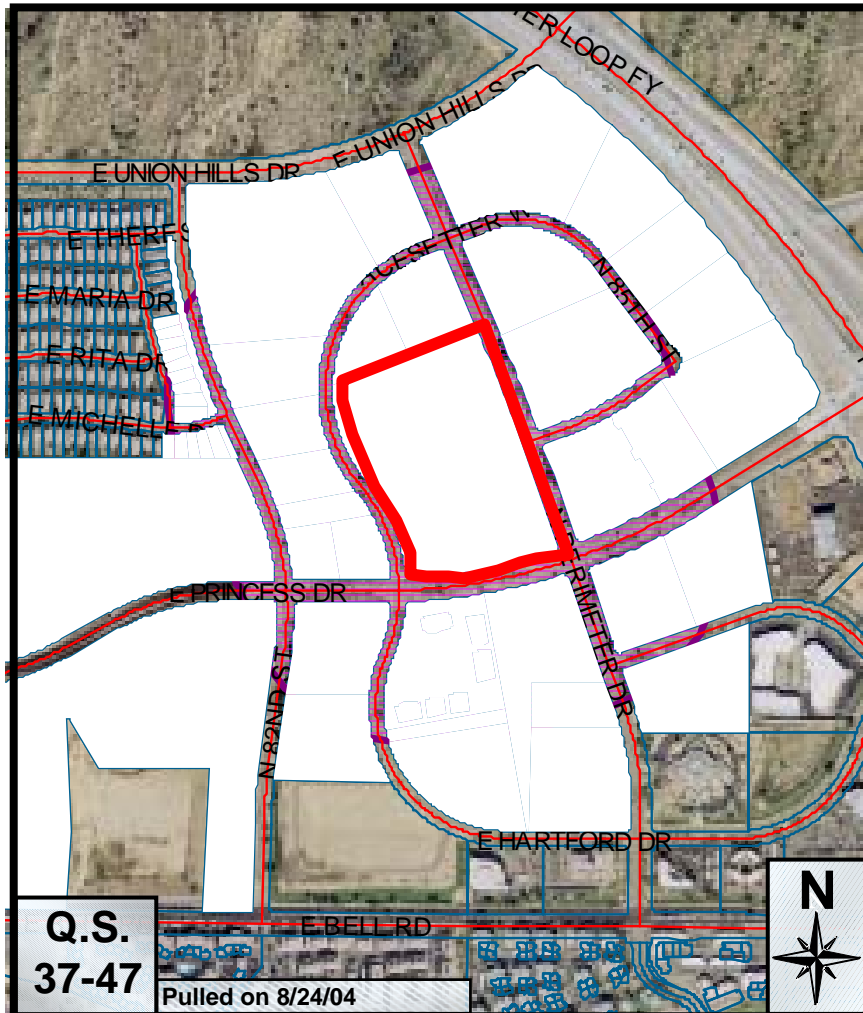


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19-ZN-2004**

Attachment #7. Citizen Involvement

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.

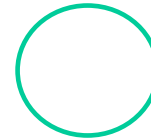
# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

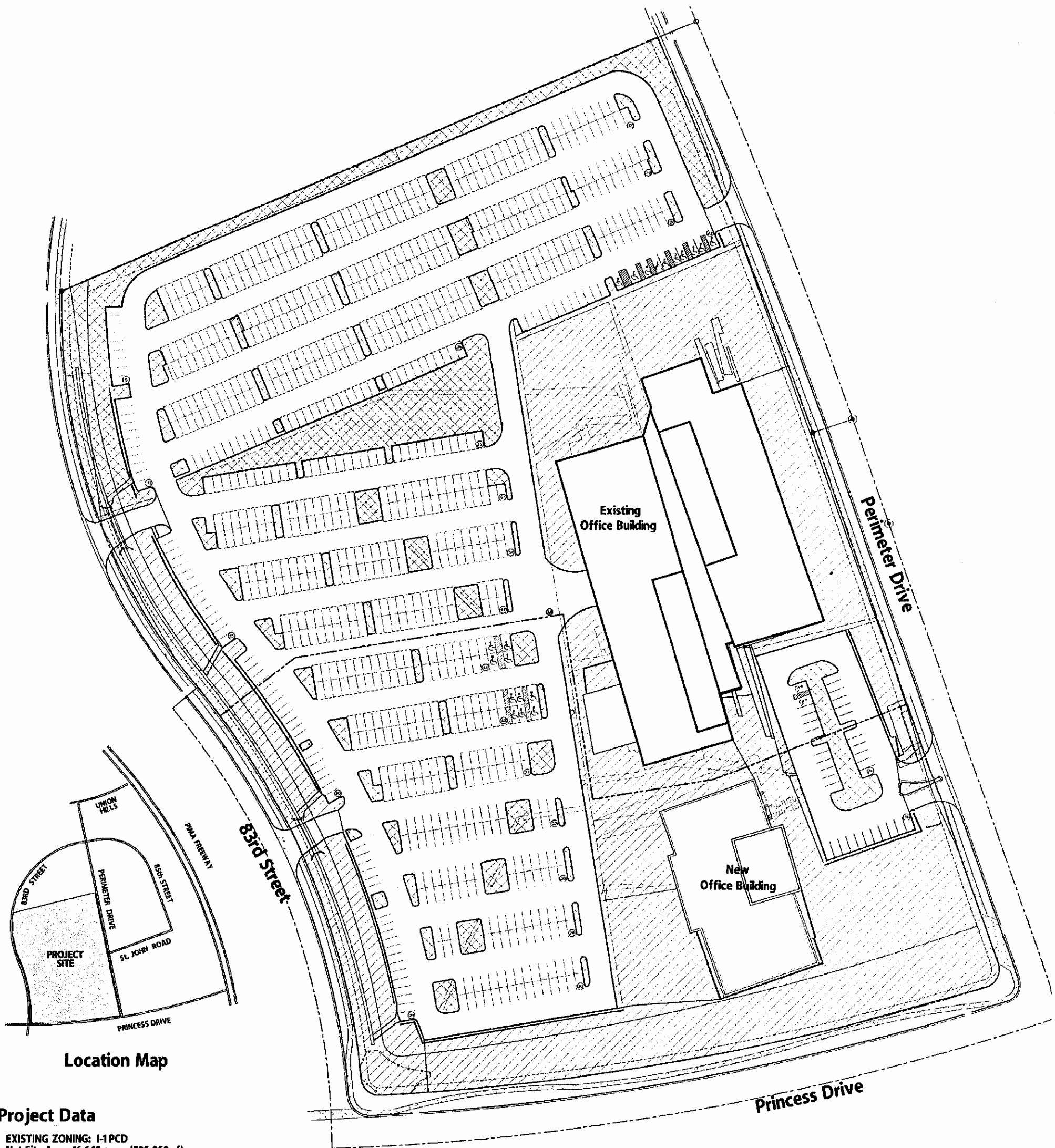
## Additional Notifications:

- Interested Parties
- COPP

**First National Bank Headquarters**

**19-ZN-2004**

ATTACHMENT #8



## Project Data

EXISTING ZONING: I-1 PCD  
 Net Site Area: 16.645 acres (725,050 sf)  
 Building Area: 224,000 gsf  
 Parking Required: 224,000gsf (1/300) = 747 spaces

Standard Spaces: 717 spaces  
 Accessible Spaces: (4% of total required) = 30 spaces  
 Standard Accessible Spaces: 26 spaces  
 Van Accessible Spaces: 4 spaces

### Parking Provided: 961 spaces

Surface Parking Spaces: 961 spaces  
 Standard Spaces: 929 spaces  
 Standard Accessible Spaces: 16 spaces  
 Van Accessible Spaces: 6 spaces

Building Height: 50'-7" (This project is seeking a modification to the building height limitation of 36'-0" to 50'-7")

F.A.R.: (725,050 \* .6 = 435,030 > 224,000 gsf)

Gross Floor area of Structures: 224,000 gsf  
 Existing Office Building: 140,000 gsf  
 Proposed Office Building: 84,000 gsf

Volume Ratio: (727,050 \* 9 = 6,543,450 > 4,043,775)

Volume of Structures: 4,043,775 cf  
 Existing Office Building: 70,500 (14,833) = 2,396,725 cf  
 Proposed Office Building: 25,848 (50'-7") = 1,387,073 cf

Lot Coverage: (727,050 \* 50% = 362,500 sf > 96,350 sf)

Footprint of Structures: 96,350  
 Existing Office Building: 70,500 sf  
 Proposed Office Building: 25,850 sf

Bicycle Spaces Required: 747/10 = 75 (1/10 of required parking)

Bicycle Spaces Provided: 75 spaces

# Site Plan Worksheet

## Open Space Calculations

Total Open Space Required: 725,050 s.f. (.276) = 200,114 sf  
 10% + (.4x44') = 27.6% of net site  
 Total Open Space Provided: 204,116 s.f.  
 Parking Lot Landscaping Required: 15% \* 339,113 sf (parking lot area) = 50,867 sf  
 Parking Lot Landscaping Provided: 73,568 sf

## Open Space Symbols Legend

- Denotes Open Space (other than front open space) 204,116 s.f.
- Denotes Parking Lot Landscaping 73,568 s.f.
- Denotes Parking Lot Area 339,113 s.f.

DFD CornoyerHedrick

architecture  
 interior architecture  
 space planning  
 facilities management  
 land planning  
 landscape architecture  
 graphic design

First National Bank of Arizona  
 Scottsdale, Arizona

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